

# RODERICK THOMAS

ESTATE AGENTS & CHARTERED SURVEYORS



NEW HOUSE, BURTLE ROAD, BURTLE, SOMERSET TA9 8NB







**New House  
Burtle  
Somerset  
TA7 8NB**

An outstanding property enjoying superb views of the Isle of Wedmore and situated in a popular village close to Glastonbury and Wells. Exceptionally generous accommodation of great style and including a large kitchen/breakfast room, sitting room, 5 double bedrooms & 3 bath/shower rooms. Double garaging, ample parking, lawned gardens and paddock. All appointed to a very high standard and finished only in 2011.

Planning permission has been granted for a proposed two storey rear extension and integral reconfiguration (Please ask for further details)

Burtle is a small hamlet on the edge of the village of Westhay, a village and civil parish 3 miles north-west of Glastonbury which has been a settled site for even longer than Glastonbury. The village of Westhay nearby also has a primary school, a number of societies and clubs and a good community spirit. Burtle itself has a vibrant community. Nearby are the nature reserves of Westhay Moor and Westhay Heath, which have both been designated as sites of special scientific interest. There is easy access to the other towns of the area including Wells, Glastonbury, Street and Wedmore whilst Bristol and Yeovil are well within commuting distance. For more information on this area in general and individual schools visit our website [www.roderickthomas.co.uk](http://www.roderickthomas.co.uk) locate this property by price order, open full details and click on "schools". This website has large photos of this property and an accurate map position.







*DIGITAL DRAWINGS OF THE PROPOSED EXTENSION (PLEASE ASK US FOR MORE INFORMATION) AT NEW HOUSE.*



### Description

The front door opens from a covered porch with lighting to the ENTRANCE HALLWAY with doors to principal rooms and hardwood staircase rise to the FIRST FLOOR.

Door to DOWNSTAIRS CLOAKROOM with low level WC and built in hand basin with vanity unit.

Door opens from hallway to a large contemporary styled KITCHEN/DINING room with windows and French doors to the rear of the property. This is a superb light kitchen with plenty of space and a real 'Wow' factor. The kitchen wall and floor units are of a farmhouse 'Shaker' style with integrated 'Siemens' dishwasher, 'Professional plus' Rangemaster, 'LG' American fridge/freezer and 'Bosch' coffee maker. There is a ceramic 'Franke' sink with mixer tap over and 'Quooker' hot water tap to side and all set in light grey Granite worktop with splashback surrounds. The range is set in an inglenook with extractor inset and lighting. A useful island also with Granite worktop is situated in the kitchen with a large built in wine rack with additional wooden worktop breakfast bar. The island also incorporates a 'Russell Hobbs' microwave oven and LED night lights in the bottom of the unit.

The kitchen opens out into a DINING AREA with double French doors on to the rear patio. From the dining area the views and garden/paddock can be appreciated. Oak wood flooring throughout.

From Entrance hallway is door to UTILITY ROOM. UTILITY room has space and plumbing for a washing machine and tumble dryer. Useful wall and floor units incorporating a stainless steel sink unit with mixer tap over and worktop over. Half glazed door to the side of the property. Extractor fan.

From Entrance hallway door to STUDY with built-in cupboards, shelving and desk area. Window to side.

From Entrance hallway is a door to INTEGRAL DOUBLE GARAGE with electric up and over doors. Power and lighting. Houses 'Valliant' oil fired boiler.









### First Floor

A galleried landing allows light to flood into the hall and landing with doors to the MAIN BEDROOM with EN-SUITE SHOWER ROOM. The large main bedroom is situated at the front of the house with a large window overlooking driveway. It has contemporary style built-in wardrobes over bed with lighting above and also built-in wardrobes and dressing area to the side. Window to side. Down lights. EN-SUITE SHOWER ROOM is fully tiled with a WC, hand basin set in vanity unit and large enclosed shower unit. Heated towel rail. Frosted window to side. Airing cupboard.

BEDROOM TWO is overlooking the rear with fantastic views. A good sized double room with EN-SUITE SHOWER ROOM with WC, hand basin and large enclosed shower unit with rain shower over, which is fully tiled. Mirror vanity wall unit with shaver point to side. Slate effect tiled flooring. Heating towel rail.

BEDROOM THREE is a good sized double room overlooking the rear with views over the garden to Isle of Wedmore.

BEDROOM FOUR is a good sized double room overlooking the rear with views.

BEDROOM FIVE is a double room overlooking the front of the property.

FAMILY BATHROOM with frosted window to side. A large enclosed shower unit which is fully tiled with rain shower over. WC and hand basin with mirrored vanity wall unit above and shaver point. Panelled bath with mixer taps. Half tiled wall with mosaic tiles and slate effect tiled flooring.

### Outside

The property is approached through five barred gate to a paved driveway with ample parking and the integral DOUBLE GARAGE. The front of the property is mainly laid to lawn and bound by high hedging. There is a pathway around the property to the front door and access to the side. At the rear of the property is a large patio area. The garden is mainly laid to lawn with fencing and five barred gate separating the garden from the paddock. LARGE STABLE/WORKSHOP AND WOODSTORE. The ground is approximately 170 metres. The property has integrated Solar Panels for heating the hot water. Oil Heating.



**Energy Performance Certificate**



New House, Burtle Road, Burtle, BRIDGWATER, TA7 8NB

Dwelling type: Detached house Reference number: 7508-1009-7273-3175-9954  
 Date of assessment: 30 July 2015 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 31 July 2015 Total floor area: 206 m<sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,397**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 288 over 3 years	Not applicable
Heating	£ 1,845 over 3 years	£ 1,845 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
<b>Totals</b>	<b>£ 2,397</b>	<b>£ 2,397</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) <b>A</b>	 78	 83	(81-91) <b>B</b>
(69-80) <b>C</b>			(21-38) <b>F</b>
(55-68) <b>D</b>			(1-20) <b>G</b>

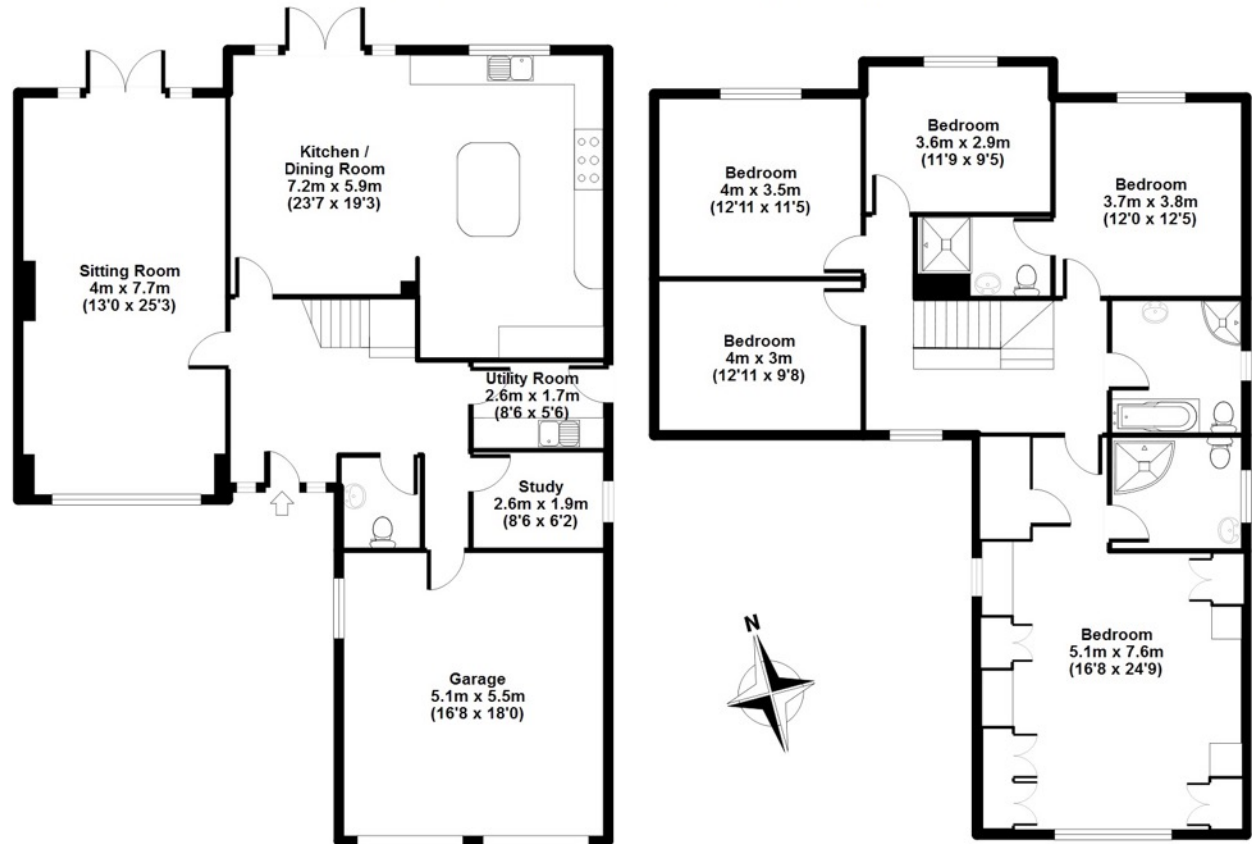
The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 876	<input checked="" type="checkbox"/>

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

APPROX GROSS INTERNAL FLOOR AREA: 2552 sq. ft / 237 sq. m



**IMPORTANT NOTICE** - Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise.

**VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.